

20080305000089570 1/3 \$182.00
Shelby Cnty Judge of Probate, AL
03/05/2008 10:37:35AM FILED/CERT

VALUE:
\$165,000
BSM

This instrument was prepared by:
Frank C. Galloway III
Galloway & Somerville LLC
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Carolyn G. Schmidt
139 Queensberry Crescent
Birmingham, AL, 35223

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars and 00/100 Dollars (\$\$10.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Carolyn G. Schmidt
a married woman

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Carolyn G. Schmidt and Anna Lynn Schmidt

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3A, according to a Resurvey of Lots 1 through 7, 15 and 16, Saunders Bridge 1st Sector, as recorded in Map Book 38, page 38A through 38D, as recorded in Map Book 39, page 90, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2008 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all matters set out on the attached "Exhibit A".

The subject property does not constitute the homestead of Grantor or her spouse.

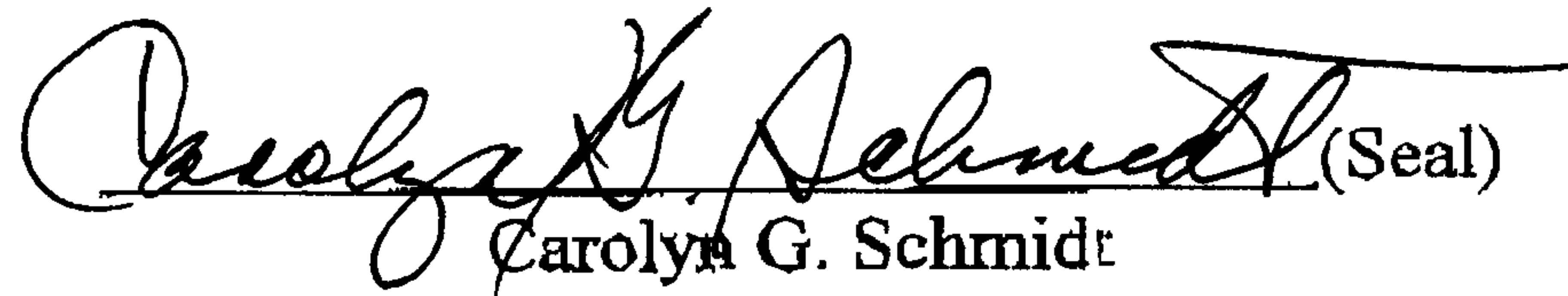
TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



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And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have set my hand and seal this 28th day of February, 2008.

 (Seal)
Carolyn G. Schmidt

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Carolyn G. Schmidt whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2008.


Notary Public
My Commission Expires 11/02/11

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EXHIBIT "A"

20080117000023830 2/2 \$344.00
Shelby Cnty Judge of Probate, AL
01/17/2008 12:49:08PM FILED/CERT

Building lines as shown on record Map.

Easements as shown on record Map.

Restrictions as set out on record Map.

No further subdivision of any parcel shown on recorded map without the prior approval of the Shelby County Planning Commission as restricted by the record Map.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Rights of others in and to those roads and ingress/egress easements traversing subject property as shown on record Map.

Easement for ingress and egress and public utilities as recorded in Instrument 1992-10391, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 207, page 223, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and conditions recorded in Deed Book 249, Page 9, Deed Book 265, Page 334, Real Book 59, page 456 as corrected in Real Book 61, page 928, Real Book 34, page 530 and Real Book 59, page 461, in the Probate Office of Shelby County, Alabama.

Transmission line permits and rights of ways as evidenced through use.

Possible prescriptive right of way or access easement as shown on Shelby County Tax Assessor's Map

Declaration of Easement, Protective Covenants and Restrictions as recorded in Instrument 20070119000030090, in the Probate Office of Shelby County, Alabama.

First Amendment to Restrictions appearing of record in Instrument 200704250000192650, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Shelby County, AL 03/05/2008
State of Alabama

Deed Tax: \$165.00